

## **MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON JANUARY 16, 2014**

The meeting was called to order by Vice Chairman Dennis Rippelmeyer at 7:40 PM.

Roll call was taken: **Present: Mueller, Rippelmeyer, Boothman, Loerch, Kaempfe and Gibbs**  
**Absent: Hartman**

Vice Chairman Rippelmeyer asked if there were any additions or corrections to the minutes of the November 21, 2013 meeting and there were none. A motion was made by Kaempfe and seconded by Mueller to approve the minutes of the November 21, 2013 meeting as presented. Motion carried.

The Vice Chairman asked if there were any citizens to address the Zoning Board of Appeals. There were none.

The Vice Chairman also asked if there were any corrections or deletions to the agenda. There were none.

### **PETITIONS:**

#### **Z-14-01-01 Review and Comment on Proposed Extension of a Non-Conforming Use by a Special Use Permit for a Multi-Family Residence at 217 North Main Street owned by Paul Nobbe.**

The Zoning Administrator stated that the public notice for this petition was published in the Waterloo Republic Times on January 1, 2014. Mr. Paul Nobbe, petitioner, was present to speak on behalf of this petition, and presented his postal notification receipts to the Zoning Administrator. Mr. Nobbe explained that he would like to convert the existing retail space at 217 North Main into two (2) private residential (apartment) spaces. The new apartments would be approximately 1500 square feet each and contain two bedrooms. The entrance to the front apartment would be off Main Street, and the rear apartment would be accessed from the parking lot behind the building. There is also an existing single bedroom apartment adjoining the commercial space that will remain as is. In addition, there are five apartments upstairs; four are two bedroom units and the fifth is a single bedroom unit. Mr. Nobbe stated he had approximately twelve (12) parking spaces available in the rear of the building and that he has never had a parking issue with his tenants. The retail space would need to be brought up to code before it could be utilized as apartments. The Zoning Administrator mentioned that the City of Waterloo Planning Commission gave this petition a favorable recommendation, and granted a variance that will permit the existing parking area to meet the parking requirements and that the parking not be reduced in size.

**Motion was made by Kaempfe and seconded by Gibbs to recommend approval on Proposed Extension of a Non-Conforming Use by a Special Use Permit for a Multi-Family Residence at 217 North Main Street owned by Paul Nobbe. for residential space on the ground floor, not to exceed two dwellings. In addition, the Zoning Board of Appeals also grants a variance that will permit the existing parking area to meet the City of Waterloo's parking requirements and that the current parking area can not be reduced in size.**

**Members voted as follows: YES – Schneider, Hicks, Ziebold, Childers and Baker.**

**Motion carried.**

### **OLD/NEW BUSINESS:**

The Vice Chairman asked if there was any additional old or new business. There was none.

### **COMMENTS:**

The Vice Chairman asked if there were any comments. There were none.

**Motion to adjourn the meeting at 7:46PM was made by Gibbs and seconded by Mueller.**

**Motion carried.**

Minutes respectively submitted by Mechelle Childers